



# 17 Watt Avenue

Armada, Bathgate, West Lothian, EH48 2LB





Set in an established residential development in popular Armadale, within commuting distance of Edinburgh and Glasgow, this attractive semi-detached bungalow is sure to appeal to a wide range of buyers. The bright and airy accommodation comprises three bedrooms, one of which can be used flexibly as a second reception room; a generous, south-facing living room; an attractive, modern dining kitchen; and a bathroom featuring an overhead shower and a towel warmer. The home also features a private, multi-car driveway and easy-to-maintain gardens, enclosed to the rear with a patio for outdoor entertaining, as well as a versatile detached shed.

Please note: There is scope to extend the property, with planning permission granted in the past for a loft extension. Architectural plans can be provided upon request.

Extras: All fitted floor and window coverings, light fittings, cooker, washing machine, and dishwasher are included in the sale



## Property Features

- Semi-detached bungalow in Armadale
- Excellent scope for extension
- Entrance vestibule and hall
- Sunny and spacious living room
- Modern dining kitchen with rear access
- Sun-facing dual-aspect main bedroom with fitted wardrobes
- Versatile second double bedroom/reception room
- Single/third bedroom
- Bathroom with overhead shower
- Private gardens to the front and rear
- Triple-aspect detached shed
- Private driveway parking
- Gas central heating and double glazing
- EPC Rating - C









Sunny and spacious living  
room and a modern dining  
kitchen with rear access











**Bathroom with overhead  
shower and  
private gardens to the front  
and rear**

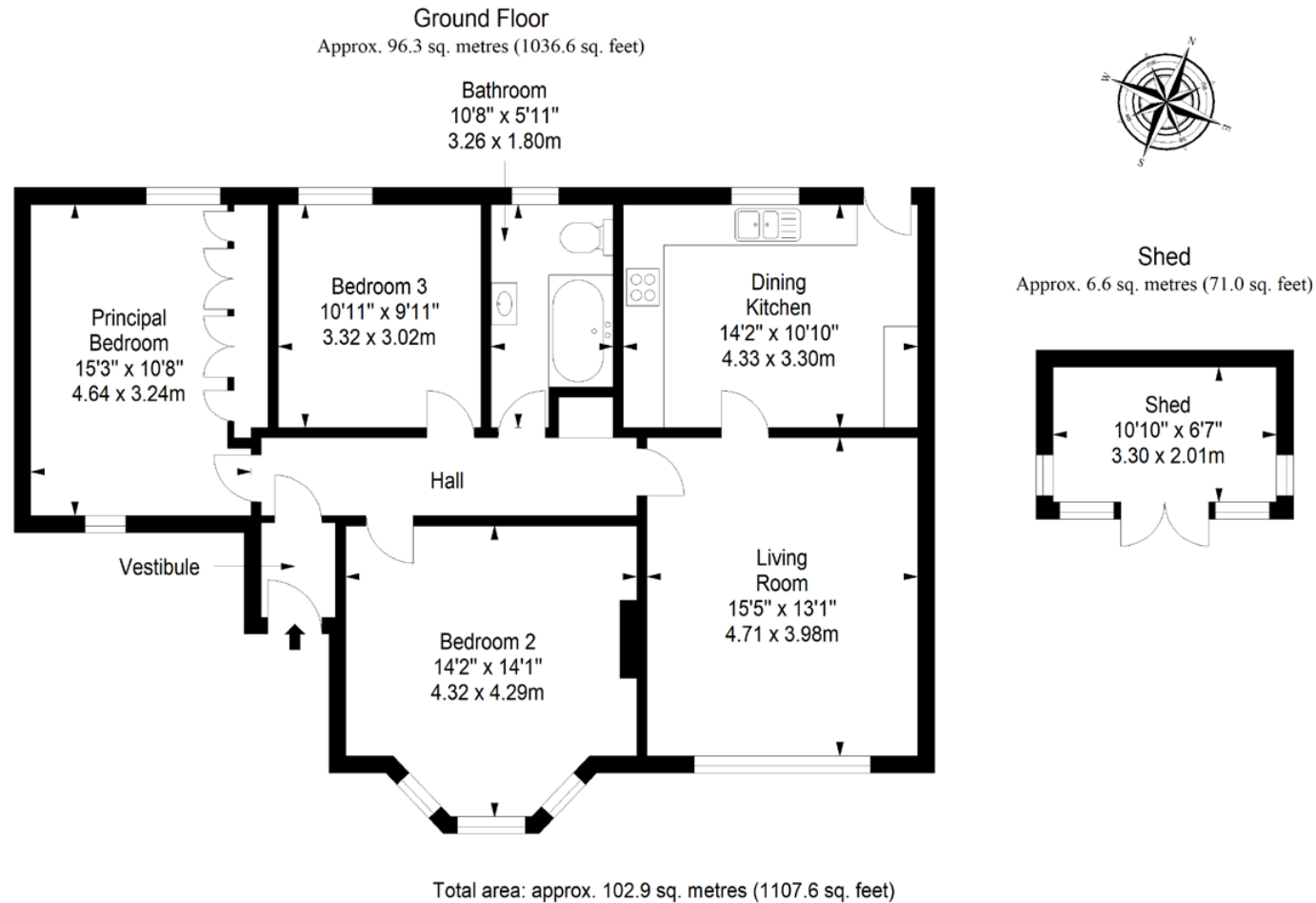








# Floorplan



## All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106